

Excerpts
Planning Commission Minutes
November 8, 2000

Application No. UP-564-00, Kenneth Dale Moore: Request for a special use permit, pursuant to Section 24.1-306 of the York County Zoning Ordinance (category 14, number 6), to authorize the establishment of a mini-storage warehouse facility on a 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolfrap Road (Route 630) and further identified as Assessor's Parcel No. 29-(4)-4B. The proposed development is an expansion of the existing Stor Moore mini-storage warehouse facility located at 6000 George Washington Memorial Highway. The property is zoned GB (General Business) and the Comprehensive Plan designates this area for General Business development.

A brief video was shown prior to Mr. Tim Cross's summation of his memorandum to the Commission dated October 30, 2000, in which the staff recommended denial by the adoption of proposed Resolution PC00-30. If, however, the Commission recommends approval, Mr. Cross recommended that approval be subject to the conditions of Resolution PC00-31.

Mr. Heavner wanted to know the required building setback; Mr. Cross said it is 45 feet from the future right-of-way line.

Mr. Semmes opened the public hearing.

Mr. Kenneth Dale Moore, 229 Redoubt Road, spoke in support of his application. Mr. Moore noted that the project was originally designed to include another use at the front of the parcel, but after more than four years of having the property on the market he has received no offers to purchase that section. He said it is a continuing financial burden to him.

Mr. Moore said the design of the landscape berm took into consideration a future Route 17 widening. He envisions first-class landscaping similar to the Canon Virginia landscaping that is visible along Canon Boulevard and offered to work with the County to provide whatever landscaping was required. Mr. Moore said the 45-foot setback requirement doesn't allow for anything else on the property. He has endeavored to keep the project and grounds in excellent condition and attractive and will continue to do so, he said.

Mr. Moore said the existing storage units are now fully leased after three years of operation. New and future apartments and condominiums should create increased demand for storage units, he thought. He employs over 100 people in five businesses in York County and would like to keep all of his businesses anchored in the County. He offered to do any reasonable thing to make the project acceptable for a recommendation of approval.

Mr. Semmes inquired of any plans to move or eliminate the existing bay doors that face Route 17. Mr. Moore said he has no plans to eliminate or reposition the bay doors but would consider adding visual barriers from Route 17, such as raising the berm. Discussion followed related to the elevation and slope of the proposed berm and approval from VDOT. Mr. Moore said the current setback includes the reserve requested by VDOT for the future widening of Route 17.

Mr. Simasek noted that, while he understands Mr. Moore's economic burden, the design for the proposed expansion goes all the way to the 45-foot setback line which could raise issues of aesthetics, particularly since any future owner may not have the same commitment to aesthetics as Mr. Moore. He asked if it would be feasible to reduce the project by 25 units. Mr. Moore said he could not do that and make a profit. He said he would be willing to create a berm to a height that would obscure the bay doors from Route 17.

Mr. Simasek asked if the proposed landscaping meets standards of the Zoning Ordinance, and Mr. Cross indicated that it would with the addition of a few trees.

Responding to Mr. Shepperd, Mr. Moore said his best guess for the current real estate tax on the undeveloped portion of the property is \$5,000 per year. The staff had no estimate of the potential loss of revenue if not approved.

Mrs. White inquired about the building façade, and Mr. Moore offered to use brick on the Route 17 side if required to do so, but it would not show from the road and would increase his costs. He said the façade would complement the existing units.

The Chair closed the public hearing.

Mr. Hendricks said when the Commission reviewed the original application for the existing project, the major selling point was that some other type of activity, such as a restaurant would screen the storage facility. He recalled conceptual drawings at that time showing other revenue-generating activities included in the project. He said he had not seen anything sufficient to change his mind and that there should be no rush to approve an inadequate proposal. He was opposed to the expansion.

Mr. Beil did not believe it appropriate to approve because the bay doors would still face a main thoroughfare.

Mrs. White wanted to uphold the Comprehensive Plan's vision for Route 17.

Mr. Shepperd said it was probably one of the nicest storage facilities he had seen, but he was not inclined to vote for approval because it does not comply with the clear intent of the Comprehensive Plan.

Mr. Heavner asked if any zoning classifications allow storage facilities, and Mr. Cross said General Industrial (IG) allows storage facilities by right. Mr. Heavner thought IG was a good classification for this type of business, and acknowledged that Mr. Moore had developed and taken good care of this very attractive business facility.

Mr. Semmes felt Mr. Moore had done an excellent job attempting to mitigate visual- and aesthetic-related concerns of the Commission, but he did not believe a mini-storage warehouse is the best use of the property and it does not comply with the intent of the Comprehensive Plan.

Mr. Hendricks moved to recommend denial by adopting Resolution PC00-30. It carried 7:0, and reads:

PC00-30

On motion of Mr. Hendricks, which carried 7:0, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND DENIAL OF A SPECIAL USE PERMIT
TO AUTHORIZE THE EXPANSION OF AN EXISTING MINI-STORAGE
WAREHOUSE FACILITY ONTO AN ADJACENT 1.74-ACRE PARCEL ON
ROUTE 17**

WHEREAS, Kenneth Dale Moore has submitted Application No. UP 564-00, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the expansion of an existing mini-storage warehouse facility onto an adjacent 1.74-acre parcel located at 5922 George Washington Memorial Highway approximately 300 feet north of the intersection of George Washington Memorial Highway (Route 17) and Wolftrap Road (Route 630) and further identified as Assessor's Parcel No. 29-(4)-4B; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 8th day of November, 2000, that Application No. UP-564-00 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of denial.
